

REAL ESTATE BOARD OF BROKERS

OF THE CITY OF NEW YORK

115 Broadway, New York City, New York

TELEPHONE: RECTOR 5413



IRVING RULAND, President



J. W. MOOYER, Vice-President



ELISHA SNIFFIN, Secretary



ALFRED V. AMY, Treasurer

THE chief intent of the Real Estate Board of Brokers of New York City is to constitute a centre for realty transactions by the many powerful factors in the field. Friendship among the members is expected to play an important part in the usefulness of the Board; in fact, the scheme is to make the Board a sort of clearing house for ideas. When one hundred and fifty influential real estate men are gathered together in almost daily intercourse their worth to the public and to themselves is instantly doubled. Committees in the organization keep a watchful eye on Albany and on the city, and if hostile legislation is contemplated it can be opposed, not in a desultory, slipshod fashion, but in combination—certainly the most effective manner. The same combination may be used to influence public opinion. Other committees keep members apprised of private real estate movements.

The Board supplies, at a nominal cost, not only names of property owners, but officially signed appraisals, and also names of good, reliable brokers—men right on the ground. At a member's request the Board will have its regularly retained attorneys bring suit for justly earned commissions.

Associate membership in Real Estate Exchanges in other cities allows members to use the facilities of the other exchanges; here in New York luxurious quarters are furnished, with telephone service, private conference rooms and a corps of competent employees. Members have the opportunity of entertaining customers and showing them maps, directories and records, not alone of New York, but of many other cities and their suburban development.

The members are active and responsible brokers and agents. The Board holds them accountable for conduct, and membership is in itself a guarantee of reliability and standing. Receptions and an annual dinner are a part of the social side.

A CERTIFICATE OF APPRAISAL

issued under the Seal of the Board of Brokers of the City of New York is vested with an authority that makes it invaluable to EXECUTORS, TRUSTEES, INSTITUTIONS and LENDERS ON BOND AND MORTGAGE.

MEMBERS OF THE BOARD OF BROKERS

Who Have Subscribed to This Advertisement

AMES & CO., 26 West 31st St. 3570 Madison Sq.
AMY & CO., A. V., 7th Ave. and 115th St. 947 Morningside.
BENJAMIN, W. M., 30 Pine St. 866 John.
BROWN, GERALD R., 129 Broadway. 151 Cortlandt.
BROWN & CO., J. ROMAIN, 105 West 40th St. 876 Bryant.
CHAUNCEY R. E. CO., THE, 187 Montague St. Bklyn. 4560 Main.
CEDERSTROM, SIG., 189 Montague St. Bklyn. 5732 Main.
CUDNER, A. M., R. EST. CO., 254 West 23d St. 1276 Chelsea.
DARLING, REMSEN, 179 Broadway. 1491 Cortlandt.
DAVIES, J. CLARENCE, 193rd St. and 3d Ave. 3462 Melrose.
DAY, JOSEPH P., 31 Nassau St. 744 Cortlandt.
DOYLE & SON, JOHN P., 45 William St. 2363 John.
DU BOIS & TAYLOR, 3555 Broadway. 1854 Audubon.
ELLMAN & CO., DOUGLAS S., 421 Madison Ave. 870 Murray Hill.
FINEGAN, AUSTIN, 25 Nassau St. 1730 Cortlandt.

GITTERMAN, A. N., Singer Building. 309 Cortlandt.
GOLDING, JOHN N., 9 Pine St. 2355 Rector.
GOODALE, S. R., & PERRY, St. James Bldg. 3434 Madison Sq.
(John B. Perry).
GRAHAM, THOS. P., 150 Broadway. 2332 Cortlandt.
HESS, M. & L., 507 Broadway. 6052 Gramercy.
HUSTON & SPRAKER CO., 25 Liberty St. 5827 John.
IVINS & CO., A. H., 546 5th Ave. 5656 Bryant.
KIRWAN, JOHN P., 128 West 42d St. 341 Bryant.
LEAYCRAFT & CO., J. EDGAR, 17 West 42d St. 2469 Bryant.
LESTER, WM. C. & A. EDWARD, 57th St. & Madison Ave. 4988 Plaza.
MACLAY & DAVIES, 67 Wall St. 2982 Broad.
(Wm. E. Davies).
MACMANNUS, EDWARD, 189 Broadway. 7812 Cortlandt.
MCLAUGHLIN, A. W., & CO., 128 Broadway. 6600 Cortlandt.
(A. W. McLaughlin).

MEVICKAR-GAILLARD REALTY CO., 42 Broadway. 6520 Broad.
(W. E. G. Gaillard).
MOORE & WYCKOFF, 546 Fifth Ave. 1263 Bryant.
(Walter C. Wyckoff).
MOOYER & MARSTON, 475 Fifth Ave. 423 Bryant.
(J. W. Mooyer, Russell Marston).
MORGENTHAU, M., Jr., & Co., 95 Liberty St. 2337 Cortlandt.
(M. Morgenthau, Jr.).
O'HARA BROS., 290th St. and Webster Ave. 615 Tremont.
(Peter S. O'Hara).
OGDEN & CLARKSON, 17 West 36th St. 4259 Madison Sq.
(David A. Clarkson).
PARISH, JOHN L., 149 Broadway. 8740 Cortlandt.
PHILLIPS, L. J., & CO., 156 Broadway. 1711 Cortlandt.
(D. L. Phillips).
POST & REESE, 753 Fifth Ave. 3728 Plaza.
(W. Willis Reese).
PREBLE, W. E., 179 Broadway. 8056 Cortlandt.

PRESTON, LEWIS R., 165 Broadway. 7475 Cortlandt.
RAINEY, ROBERT R., 95 Liberty St. 2383 Cortlandt.
READ, GEO. R., & CO., 20 Nassau St. 3870 John.
(W. J. Van Pelt).
RULAND & WHITING CO., 5 Beekman St. 1132 Cortlandt.
(Irving Ruland).
SCHRAG, LOUIS, 142 West 23d St. 796 Chelsea.
SMITH, E. OSBORNE, & CO., 5 Beekman St. 78 Cortlandt.
(E. Osborne Smith).
SNIFFIN, ELISHA, 135 Broadway. 7628 Cortlandt.
TROTTER, DOMINIC A., 149th St. and 3d Ave. 4812 Melrose.
TRUSLOW, ARTHUR, 5 Beekman St. 6234 Cortlandt.
TUCKER, SPEYER & CO., 437 5th Ave. 2786 Murray Hill.
WARD, FRANCIS E., 656 Broadway. 3728 Spring.
WELLS & SONS, JAMES N., 181 9th Ave. 5266 Chelsea.
WHITING, WM. H., & Co., 41 Park Row. 5990 Cortlandt.
(Irving S. Whiting).

RENTING REMCO SYSTEM
EXPERT MANAGEMENT
of
APARTMENT HOUSES & BUSINESS BUILDINGS

INQUIRIES INVITED CONCERNING OUR
RENTING AND MANAGEMENT SERVICES

REAL ESTATE MANAGEMENT COMPANY
BROADWAY AT 98TH STREET
NEW YORK CITY
(Incorporated 1899)

Anna M. Booth-Tucker to the Dime Savings Bank of Brooklyn \$20,000; attorneys, Woodford Bovee & Butcher, 3 Madison Ave.
167th St., 114 and 116 East, 56.6x103.8; April 6, 1910; Second Manhattan Office Building Co. to Francis B. Robert; \$3,500; attorneys, Lawyers Title Insurance and Trust Co. 160 Broadway.
41st St. 311 and 313 West, 40x58.9; Feb. 1, 1909; John J. Walsh to Edward S. Clinch; \$7,000; address, 41 Park Row.
310 St. 331 West, 19.10x44.9x17.5x42.4; Nov. 1, 1909; Elizabeth H. Briggs to Johanna H. C. Schneck; trustees; \$1,000; attorney, Jacob H. Barton, 1 Liberty St.
310 St. 31 West, 19x100.5; Oct. 30, 1907; Mary W. Finley to Walter Y. Kohn; \$4,000; attorney, W. T. Kohn, 209 Broadway.
90th St. s. s. 376 ft. w. of Central Park West, 17x106.5; Jan. 3, 1901; Mary P. Harrier and David E. Cooper to Equitable Life Assurance Society of the United States; \$20,000; attorneys, Alexander & Green, 120 Broadway.
160th St. 22 and 24 East, s. s. 57.6x100.11; Dec. 1, 1910; Morris and Martha Jarcho et al to Henry J. Cohen; \$3,000; attorney, Grover S. Morosoff, 180 Montague St. Brooklyn.
160th St. s. s. 275 ft. e. of 5th Ave, 37.6x104.4; Dec. 28, 1906; Morris Levenberg to New York Life Insurance Co; \$30,000; attorney, Lawyers Title Insurance and Trust Co. 160 Broadway.
110th St. 10 East, 26x100.11; Jan. 15, 1906; Kesper Realty Co. to Barbara Schmidt; \$2,500; attorney, John C. Hoenninger, 5 Beekman St.
124th St. s. s. 225 ft. e. of 1st Ave, 25x100.11; Nov. 17, 1905; Joseph and Susan M. Thall to Henry Steunne and ano, exrs; \$9,000; attorney, Lawyers Title Insurance and Trust Co. 160 Broadway.
124th St. s. s. 200 ft. e. of 1st Ave, 25x100.11; Nov. 17, 1905; same to same; \$7,500; attorney, same as above.

THE BONY.
FULTON AVE., s. s. 175 ft. e. of 171st St. 100x111.1x 100.2x 146.9x 100 to be; April 23, 1910; Lillian G. Sullivan to James G. Wentz; \$10,000; address, 217 East 88th St.
FULTON AVE., s. s. 175 ft. e. of 171st St. 100x100; Sept. 3, 1911; Bethel Construction Co. to James G. Wentz; \$62,000; attorney, Title Guarantee and Trust Co. 176 Broadway.
HUGHES AVE., s. s. 75 ft. n. of 182d St. 30x79; Oct. 1, 1906; Marie Krabo to John M. and Louise Ruser; \$2,000; attorneys, L. W. Remisch, 160 Broadway.
LOT 33, map 1077, of 51 lots, Eliza G. Ketchum, nee Tullaghan; May 17, 1906; Jacob Rumpf to William H. Dean and U. S. Trust Co. as trus; \$855; attorney, L. G. Ketchum, 45 Cedar St.
LOT 39, map 957, Daily estate, 25x100; Aug. 21, 1908; Salvatore Vinciguerra and wife to U. S. Trust Co. as trus; \$5,000; attorney, L. G. Ketchum, 45 Cedar St.
3D AVE., 247.5, begins w. s. Fordham Ave, 25 ft. e. of n. e. cor lot 42, map of Morrisania, 23x125.12x14.9; Oct. 23, 1907; Frank S. and Maria J. Foster; \$2,300; attorney, William Schwelger, 299 Broadway.

ASSIGNMENTS OF MORTGAGES.
Samuel Bloch to Walter T. Kohn; \$2,000.
Annie Mintz to Title Guarantee and Trust Co.; \$12,000.
Harry Jones to Lena Schiff; \$100.
Anna F. Rowe to Lawyers Mortgage Co.; \$5,500.
Maria L. Vandenberg to Lawyers Mortgage Co.; \$4,000.
Cornelia M. Adams to Arthur P. Adams; \$1.
Mary E. Waters, admx., to Mary G. Waters; 3 parts; order of sd. rt.
Patrick O'Rourke to Kath Lorch; \$1,582.
Lawyers Mortgage Co. to Lillie G. Phoenix; \$12,000.
Lawyers Bank to Fanny A. Dodge; \$1.
Lawyers Title Insurance and Trust Co. to Joseph M. Adrien et al; \$35,000.
Edward Andrew K. Ely; \$24,000.
Charles F. Mueller, exr., to Esther Engel; \$7,500.
Mutual Life Insurance Co. to Meta Raesener; \$10,000.
Joseph E. Butterworth to John D. Foley; \$1,150.

FAVORABLE MARKET FACTORS.
Thompson, Towle & Co., recently said: "To judge from the utterances of some men of national financial importance, the business outlook is exceedingly gloomy, and by inference the market is going to the 'demolition' 'howl'; but there are many favorable factors in the situation, and we point out a few, as follows: Greatly reduced copper surplus, favorable railroad securities commission report, increased steel tonnage, increase in rail prices, increase in iron prices, Tobacco protest turned down by Supreme Court, favorable bank statements, advance in copper prices to 14 cents, increased United States Steel Corporation orders, New York Central, Pennsylvania and Hill roads to buy thousands of tons of steel, and last, but not the least important, sentiment in Washington to stop trust busting movement."

U. S. YIELDS LESS GOLD
Uncle Sam's Supply Falls Off as World Output Gains.

Washington, Dec. 31.—The gold production of the United States during 1911 was \$26,358 and the silver production was \$7,796,117 ounces, according to a preliminary estimate issued to-day by George E. Roberts, Director of the Mint. This is a reduction in gold of about \$45,000, as compared with the returns for 1910.

Among the states and territories the principal gold producers were: California, \$20,310,387; Colorado, \$19,133,369; Nevada, \$18,968,578; Alaska, \$16,092,576; South Dakota, \$17,420,367; Utah, \$1,769,747; Montana, \$1,168,261; Arizona, \$2,964,799; and Idaho, \$1,168,261. In the order named, Utah, Montana, Nevada, Colorado and Idaho led as silver producers. At the average price for the year the total silver product was worth \$8,854,590.

MORTGAGE LOANS.

1911
We desire to take this means of thanking our many friends for the most prosperous year in our history.

We trust to merit the confidence of your MORTGAGE LOAN, REAL ESTATE and INSURANCE BUSINESS during the year

1912
M. MORGENTHAU, JR., Co.
95 Liberty St., N.Y. City

PERMANENT COUNTRY HOME
\$8,000
SITUATED in a residential park, in the mountains, near two beautiful lakes; actual water rights; convenient to station of D. L. & W. R. R.; less than one hour from Broadway, N. Y. C. House is very attractively built on one-half acre of shaded land; has 10 rooms, tiled bath and large veranda; all modern conveniences, hot and cold water, steam heat, etc.; hardwood trim and parquet floors. Can be seen by appointment. Write for cuts and plans. Address: OWNER, P. O. Box 744, N. Y. City.

BOROUGH OF MANHATTAN.
ALL kinds properties, sale, exchange, lease, insurance, dealt with. Call, write, wants and offers. CLEVELAND PARKWAY, Agent, 796 6th Ave. (45th St.).

COUNTRY PROPERTY.
FOR SALE.—GORGING IDEAL SUBURBAN homes; fine location; grand views. Apply to THOS. LEARY, Ossining, N. Y.

UNFURNISHED APARTMENTS.
EAST SIDE.

THE CLEVELAND
126-130 East 24th St.
Apartments of 6 rooms, ample closets, etc.

ful Transvaal field. The only country in the world that is showing notable gains at this time is Africa, and the Transvaal field is nearing its maximum.

SUNDAY'S NEW-YORK TRIBUNE
Mailed anywhere in the United States for \$2.50 a year.

1st Edition Sold. 2nd Edition Now Offered

"Building for Profit"
By
REGINALD PELHAM BOLTON

The new book on the essential features that make or mar real estate investments, by an engineer and specialist in the economic operation of city buildings.

Should be Read by Every Intending Investor in Metropolitan Real Estate

Contains information nowhere else published on the economical and proportionate size and height of buildings, the rentals necessary to make the investment of value; the costs of operation, the depreciation and life of buildings and machinery are explained and illustrated.

Postpaid, Two Dollars net.

The De Vinne Press, 395 Lafayette Street, NEW YORK

DUROSS COMPANY
156 Broadway 155 West 14th Street
GOOD INVESTMENT
CORNER 6 STORY FACTORY FOR SALE
WEST 12th STREET
20,000 Square Feet Rental, \$6,000
Price, \$50,000 Mortgage, \$30,000
Extra Good Light INCOME \$6,000.
EXPENSES.
Interest \$1,500.
Taxes 600.
Heating & Elevator 1,000.
Fire Insurance 300.
Croton Water 50.
Repairs & Vacancies 450.
Management 100.
\$4,000. EXPENSES 4,000.
Net \$2,000.
10% profit on \$20,000.
This property can be bought for \$10,000 cash, and balance on second mortgage for 5 years, or might accept a small free and clear parcel in part payment

SHORT HILLS, N. J.
45 minutes from the business or shopping sections of New York on the Lackawanna is a delightful country home community of places with ample grounds for trees, shrubbery, lawns and gardens, situated at 400 feet elevation, it gives a splendid outlook that lies itself beyond the skyline of New York, 18 miles away. Its invigorating mountain air, its unfailing supply of pure water and all other conveniences that make for home comfort and health, including sewer to tide-water, have been installed. 30 houses you desire we can make changes in the plans to suit your special preferences or we will build for you from your own plans, relieving you of all bother.

The property lies within a few minutes of the station and of the Ocean, BALTIMORE, GOLF CLUB and CANOE BROOK COUNTRY CLUB. It offers every opportunity for golf, motor and driving, and all other enjoyments of a country home.

If you would enjoy your next leisure opportunity, either week day or Sunday, and motor to SHORT HILLS, you would convince yourself that it is both from the home and investment point of view the very place for you to buy and build. Write us and we will send you full particulars and will arrange to meet you at the property, if you so desire.

ROCHE, CRAIG & WILEY
163 Broadway, New York

Fred'k Fox & Co.
Business Building Brokers

Main Office, 14 West 40th St. Opposite Public Library.
Branch Office, 793 Broadway. Opposite Grace Church.

Have several choice Bronx investment properties along the present subway that can be bought at reasonable figures. Call and investigate.

J. Clarence Davies
149th Street and Third Avenue
Bronx, N. Y.

John Noble Golding
Real Estate
9 Pine Street 5th Ave., Cor. 45th Street
ESTATES MANAGED
MORTGAGE INVESTMENTS
CAREFUL APPRAISEMENTS OF REALTY
EXECUTED

Kings Lawn
Classy Houses for Classy People in a Classy Neighborhood.
Don't fail to investigate these houses. Take Brighton Beach "L" to Kings Highway. Property, Ocean Parkway and Avenue Q.
Richard C. Doggett
Owner—Builder

CONTRACTORS AND BUILDERS
The positively proved, positively practical, light, strong, smooth, quickly placed, easily removed steel molds, for casting fireproof dwellings of reinforced concrete, at cost to return the contractor handsome profits. No up to date builder can afford to be without enough plates to cast foundations. In order to introduce these molds quickly, the sole right of one County in each State will be given for the use of our invention to the first parties purchasing full equipment in each State. Prices, terms, all information, on application.

American Building Corporation, 299 Broadway